

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**BOARD OF ZONING ADJUSTMENT**



Application No. 12555, of the National Wildlife Federation, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 4101.41 to continue the use of a parking lot for five (5) years in the SP District at the premises 1607-1613 "O" Street, N.W., (Square 181, Lot 853).

HEARING DATE: January 18, 1978  
DECISION DATE: February 1, 1978

FINDINGS OF FACT:

1. The subject property is located on the north side of "O" Street, between 16th and 17th Streets, N.W., in an SP District.
2. The property is currently used as a commercial parking facility pursuant to this Board's Order No. 10959, dated November 8, 1972. The lot is also used by the Wildlife Association for overflow parking.
3. The applicant originally proposed the continuation of this facility as a parking lot for five years.
4. The subject property is approximately 7334 square feet in area and has marked spaces for approximately thirty-eight vehicles.
5. All the requirements of Section 7404 are being complied with, as are all the conditions in the Board's previous Order.
6. The subject lot is surrounded on the south (1618 "O" Street) by an eighty-four car parking lot operated in conjunction with the subject lot, on the north by an office building housing the American Trucking Association, to the west by two-story buildings, and to the east by an accessory parking lot which serves the National Wildlife Federation Headquarters.
7. Pursuant to Paragraph 4101.41(c), this application was referred to the D.C. Department of Transportation on November 11, 1977. At the time the case was heard and decided, no report from the Department of Transportation had been received. By report dated January 10, 1978, the Department of Transportation recommended the granting of this application for a period not to exceed four years.

8. The Municipal Planning Office, by report dated January 12, 1978, and by testimony at the hearing, recommended conditional approval of this application, stating that the lot would not "create objectionable conditions or adversely effect the present character or future development of the area."

9. The applicant testified that it is actively developing plans for the erection of an office building in the near future.

10. Advisory Neighborhood Commission 2B testified against the application on the grounds that the lot is not used by the Wildlife Federation for its own use but is a commercial lot, and that the lot could continued to encourage the use of private automobiles for commuting purposes in an area well served by mass transit and contrary to the policy of the District of Columbia to encourage the use of transit and discourage the use of private automobiles. The Advisory Neighborhood Commission did not know at the time their position was taken that the Federation intends to construct a building on the lot in the near future.

11. The North Dupont Community Association and the Dupont Circle Citizens Association supported a grant of approval of the lot for one year only, to give the Federation an opportunity to decide on its use of the property.

CONCLUSION OF LAW AND OPINION:

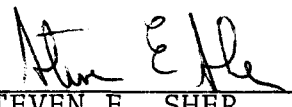
Based on the foregoing findings of fact and the evidence of record, the Board concludes that the applicant has met the requirements of Paragraph 4101.41 of the Zoning Regulations. Based on the present operating conditions and the report of the Municipal Planning Office, the Board concludes that the use is so located that it is not likely to become objectionable to adjoining or nearby property because of noise, traffic or other objectionable conditions. The Board concludes that the present character and future development of the neighborhood will not be adversely affected if the use is continued on an interim basis while plans for constructing on the lot are prepared. The Board concludes that the position of the ANC is not directly relevant to the application as the ANC did not know that the use was to be continued only on an interim basis. It is therefore ORDERED that this application is hereby GRANTED subject to the following CONDITIONS:

- a. Approval shall be for a period of one year.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c. An eight inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.
- h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

VOTE: 4-0 (Charles R. Norris, William F. McIntosh, Chloethiel Woodard Smith, and Leonard L. McCants)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

  
STEVEN E. SHER  
Executive Director

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THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

FINAL DATE OF ORDER: 1 3 MAR 1978